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USDRIP / Riverway Stakeholder Meeting Minutes

Thursday, November 20, 2008

1. Attendees:

Robin Rierdan, Frank Hilliker, Harold Hilliker, Steve Halfaker, Carl Stiehl, Joe Farace, Matt Schneider, Ed Duling, Rick Smith, Kevin Hale, Andy Parr, Michael Nelson, Mark Kennedy, Devon Muto, Hugo Mora.

2. Updates

- Devon Muto, Chief of Advanced Planning, gave an update about what's going on at DPLU. Eric Gibson is now the Director of the Department and Devon is a Chief. The previous 'interim' designation of their titles has been removed. There have been changes to the Department and the Advanced Planning Division as well. The Service First Initiative is a result of the year long consultant review of the department. As a result of the Service First Initiative, Advanced Planning has moved its location within the building at Ruffin Road. The major goals of the Service First Initiative are to increase customer service and improve processing of projects. Mark asked Devon about DPW as well and Devon explained that some DPW staff are now being co-located with DPLU to improve processing. The next major project for USDRIP will be to work on the new Five Year Plan.
- Michael Nelson, Executive Director of the San Diego River Conservancy, a State of California organization, gave an update of the current status of the Conservancy. The conservancy has invested more than \$15 million in local projects along the River. Mike stated that the backbone of the River Park is the River Trail. The Conservancy is actively involved in trying to piece together the trail and make the trail connections from Ocean Beach to Julian. As the stakeholders know, the Lakeside River Park has been awarded \$800,000 to connect the existing portion of the trail in USDRIP to the new Ballfields. Mike plans to continue attending USDRIP stakeholder meetings to coordinate with USDRIP on trail development.
- Hugo Mora, with the Housing and Community Development Department of the County, gave an update with regard to the Silver Sage Affordable Apartments project. This is the same 80 unit affordable housing project we have been discussing the past few months at USDRIP stakeholder

meetings. The project is located directly adjacent to USDRIP at the corner of Marilla Dr. and Woodside Ave. On Tuesday November 18th the Board of Supervisors approved the funding for the project, a portion of which is from Redevelopment Housing Set-aside funds. Approximately \$.5 million was from the USDRIP funds and \$1.9 million was from the Gillespie Field Redevelopment Funds. Additional funding for the project will include the Redevelopment NOFA, Tax Credits and Bonds. Financing of the project will close in March. Restrictions for Affordable Housing will be on the property for 55 years. Most of the units will be considered very low income units (about 60% AMI). The apartments are being built with low energy usage considerations with low-E windows and energy star appliances. There was some discussion regarding the landscaping. DPLU staff noted that the project will have to comply with the new Low Impact Development standards which will require drought tolerate landscaping. There are various types of LID trees and grasses for the developer to choose from. Chelsea investment is currently in process with DPLU for the project. DPLU is working with the applicant to have the Site Plan for the project approved soon and is encouraging the applicant to submit building plans as soon as they can.

- Active Site Plans

Silver Sage Affordable Housing – we have reviewed the initial submittal and issued a Scoping Letter with comments and requirements. The ball is in the applicant's court to resubmit as soon as possible to keep the project moving. Now that the applicant has funding for the project, we expect the building plans to be submitted for building plan check before the end of the year.

Witherow Roofing – we have been in contact with the applicant and expect them to resubmit before the end of the year. The Noise Ordinance changes Joe Farace worked to pass at the Board this week will help this project meet it's noise issues.

Driven Auto Sales – the applicant has resubmitted and we have all approvals at this time except for a concurrence with Caltrans regarding the Drainage under SR-67. Once this has been completed we expect to approve the Site Plan before the end of the year and move forward to the building plan check process.

- Riverway Sign Improvements – The locations for the Riverway sign improvements we have previously discussed are located within Caltrans Right-of-way. In discussions with Caltrans, it is currently not allowed to get an encroachment permit for the proposed Riverway Monument Signs. Caltrans has been in a pilot program the past year limiting these signs and it looks like they will adopt a permanent policy next year. It may be possible to have state-highway type, normal signs installed at this time and we may have to work on the monument signs in the future. We will discuss this item again at the next meeting.

- With regard to Keyser Marston the proposed USDRIP consultant, we have met with and discussed the project scope with the consultant. At this time we have drafted a contract and Keyser Marston is reviewing it. We hope to have a negotiation meeting with Keyser Marston soon and have them start work once the contract has been signed.

3. Other

- Robin mentioned that DPLU and the Redevelopment Area need to continue to think about the trail alignment study that is necessary for construction of the trail between Channel and 67. Carl noted that in discussions with Keyser Marston's Architect KTU+A this was mentioned and the architect said they could help us with the trail alignment study. The trail alignment study is still a top priority at this time.
- Frank Hilliker mentioned that there may be issues with new water meters in the near future in the Redevelopment Area as the water district may have to make cut-backs. This could mean the possibility of no new meters or new meters costing more.

4. Next Meeting – Thursday, January 15 at 9am at the Lakeside School District Offices. We will not be meeting in December. Have a great Holiday!